

SCARGILL MANN & CO.

CHARTERED SURVEYORS | ESTATE AGENTS | AUCTIONEERS | RESIDENTIAL LETTING AGENTS

Longendale, 5 Station Road Darley Dale, Matlock, Derbyshire DE4 2EQ



Superbly presented three bedroom traditionally styled 1930's stone built semi-detached property occupying a sought after location opposite Whitworth Park

- 1930's stone built semi-detached residence • Superbly presented throughout • Opposite Whitworth Park • Skillfully extended to a high specification • Ideal family home • Wide reception hall • Lounge and separate large Dining Room • Extended fitted kitchen • Three generous bedrooms and stylish bathroom to first floor • Delightful private garden with large workshop • Ample car standing
- **VIEWING ESSENTIAL** •

Price £390,000



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GENERAL INFORMATION

An attractive stone built semi-detached property enjoying an idyllic location opposite Whitworth Park and providing ease of access to comprehensive facilities available at Darley Dale including well respected schooling. The property itself enjoys the benefit of gas central heating and double glazing.

Internally the property comprises, entrance hall with wooden block flooring, lounge, full width dining room, extended fitted kitchen and to the first floor are three well proportioned bedrooms and a stylish family modern bathroom. Outside, is a particularly well landscaped garden with patio areas ideal for alfresco dining, lawns and a large workshop. There is ample off-road parking to the front and a separate private driveway to the rear.

The sale provides a good opportunity to acquire a sensibly priced superb semi-detached property in a renowned and favoured location, viewing recommended.

LOCATION

The property is situated opposite the popular local park (Whitworth) and Darley Dale Railway Station. Ease of access is also provided to local schools, shops and fast access to both Bakewell and Matlock.

ACCOMMODATION

ON THE GROUND FLOOR

WIDE RECEPTION HALLWAY

Wooden block flooring, stairs to the first floor off, radiator.

LOUNGE 4.49m x 3.73m (14'9" x 12'3")

Decorative Adam style feature fireplace with cast iron insert incorporating electric fire, wooden flooring, decorative coving, double radiator.

DINING ROOM 4.34m x 3.96m (14'3" x 13'0")

Wooden stripped flooring, original built in storage cupboards to side of chimney breast with base cupboard and cupboard over, built in desk bureau with china display cupboard over, radiator, understairs storage cupboard housing the boiler providing domestic hot water and servicing the central heating system, patio doors to the rear garden and sliding patio doors to:

EXTENDED KITCHEN 3.47m x 2.72m (11'5" x 8'11")

Inset sink unit with base cupboard under and brass mixer tap over, a range of base and drawer units with work surfaces over, tiled surrounds, plumbing for automatic washing machine plumbing for automatic dishwasher, inset electric hob with extractor hood over, built in electric oven in matching housing unit, complementary wall mounted cupboards, china display cupboard, tiling to main walls, beams to ceiling with spotlighting and door to the rear off.

ON THE FIRST FLOOR

LANDING

With doors off.



BEDROOM ONE 4m x 3.23m (13'1" x 10'7")

Radiator.

BEDROOM TWO 3.8m x 2.93m (12'6" x 9'7")

Radiator.

BEDROOM THREE 2.73m x 2.68m (8'11" x 8'10")

Radiator.

BATHROOM

Comprising low level w.c., pedestal wash hand basin, panel bath with shower over and glazed side screen, full tiling to main walls, tiled flooring.

OUTSIDE & GARDENS

There is ample off-road parking to the front. To the rear is a delightful garden offering seclusion and privacy with raised patio and decking areas ideal for alfresco dining, lawns, built-in concrete table. There is a separate driveway providing access to the rear.

LARGE WOODEN WORKSHOP 4.65m x 2.89m (15'3" x 9'6")

With power and lighting.

COUNCIL TAX BAND

Derbyshire Dales - C

DIRECTIONAL NOTE

From our Matlock office proceed along the Bakewell Road travelling through Darley Dale and eventually turning left by the Whitworth Hotel into Station Road and the property is situated on the left hand side denoted by our 'for sale' board.

VIEWING

Strictly by appointment through Scargill Mann & Co - Matlock office (DM/SE).



CONDITIONS OF SALE

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of a contract. All measurements are estimates. All electrical and gas appliances included in these particulars have not been tested. We would strongly recommend that any intending purchaser should arrange for them to be tested by an independent expert prior to purchasing. No warranty or guarantee is given nor implied against any fixtures and fittings included in these sales particulars.

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